

EPA CLEANUP GRANT KICKOFF MEETING

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Sanitary Laundry and McClung Warehouse Sites

Knoxville, TN



CITY OF KNOXVILLE
MADELINE ROGERO, MAYOR



EPA Brownfields Program

What is a Brownfield?

- **EPA Definition** – real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutants, or contaminant.
- **500,000** – sites nationwide. Cleaning up and reinvesting in these properties increases local tax bases, facilitates job growth, utilizes existing infrastructure, takes development pressures off of undeveloped, open land, and protects the environment.



Knoxville's Strategy – Reminder...

Vision for Brownfield Redevelopment:

Appropriate redevelopment to bring vitality and livability back to those parts of the community that have seen economic decline – and create safe, secure, healthy neighborhoods where mixed-use development thrives

EPA Brownfields Grant Program

Competitive – EPA awarded
27 grants in Region 4 in FY16;
9 Cleanup Grants; 3 in TN

**Knoxville
Awards –
Sanitary
Laundry
(\$200,000),
and McClung
Warehouses
(\$150,000)**

**Up to
\$200,000 per
site – City to
match at 20%
(\$70,000)**

**Who is
eligible? –
municipalities,
tribes, non-
profits. Private
individuals are
not eligible**

**Before you can
apply – Phase I
& II ESAs,
ABCA – funded
in part by EPA
Assessment
Grant**

**Factors for
Consideration
include
environmental,
economic,
community
vision,
partnerships**

Both Cleanup Sites are City-Owned

Sanitary Laundry

City acquired this abandoned site in 2014 in a tax foreclosure

McClung Warehouses

Motivated by blight-abatement and public safety concerns, City purchased in 2013 from a bankruptcy trustee.

(Fires in 2007 and 2014)



Past Assessment Activities funded by EPA

Downtown North Assessment Grant

\$400,000 Assessment Grant awarded in Fall 2011

Used to assess multiple properties

Sanitary Laundry

Lindsay Texaco

Southern Linen

Auto Sales and Service

Historic Knoxville High School

Knox Tenn Rental, Central St.

Knox Tenn Rental, Irwin St.

Knox Tenn Rental, Bernard Ave.



Once Awarded – RFQ Process

February 2017

City issued Request for Qualifications.

Widespread Interest

City received 8 responses for McClung Warehouses and
6 responses for Sanitary Laundry.

City's evaluation team included Purchasing, Redevelopment,
Community Development and Engineering Representatives.

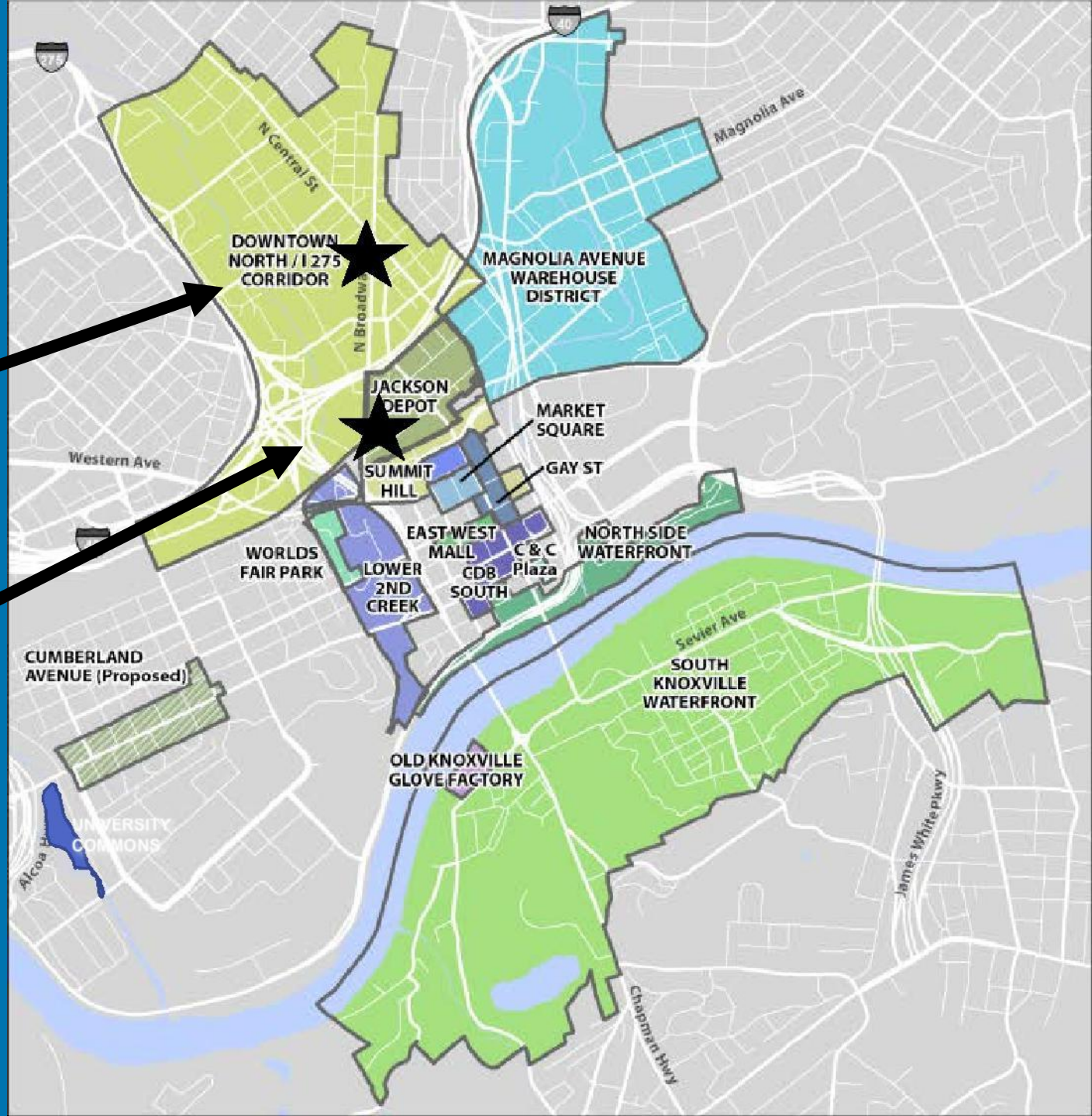
S&ME Selected

Contract negotiated with City, signed April 2017.

**TWO EPA
CLEANUP GRANTS
AWARDED**

**SANITARY
LAUNDRY**

**MCCLUNG
WAREHOUSES**



Sanitary Laundry Site Background

Property Details

625 North Broadway

Approximately 0.3 acres

30,000 square-foot building

Currently vacant



Sanitary Laundry Site

625 North Broadway

Former Dry Cleaner
operated from 1926 until 1993

Dry cleaning solvent tank

Two gasoline tanks
removed in 1993

Solvent tank emptied and filled with
concrete in 1994

Lead based paint,
asbestos in the building



Sanitary
Laundry Site
625 North
Broadway

Vapor Intrusion

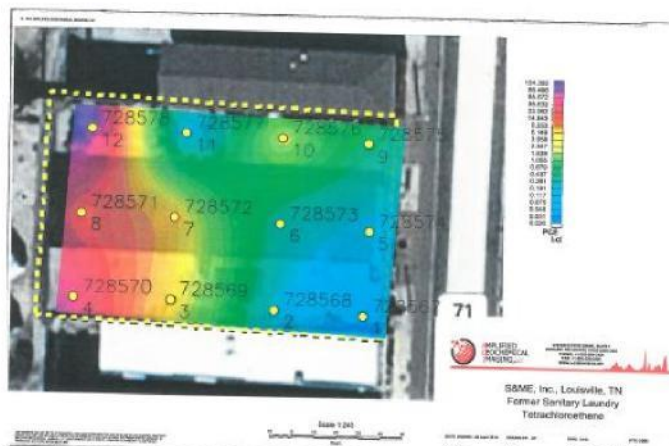
Soil, Groundwater, Soil Gas and Ambient Air Sampled



Soil Vapor Ambient Air Soil Samples



Sub-slab Gas



**Example of
Previous
Findings**

Assessment Findings and Prior Activities

- Drums of dry cleaning fluids removed in 1999
- Dry cleaning compounds and solvents detected
- City and TDEC have negotiated a Brownfield Agreement
- City has contracted roof replacement



Anticipated Brownfield Cleanup Actions

- Removal and disposal of containers
- Asbestos Removal
- Address Soil Vapor Mitigation System

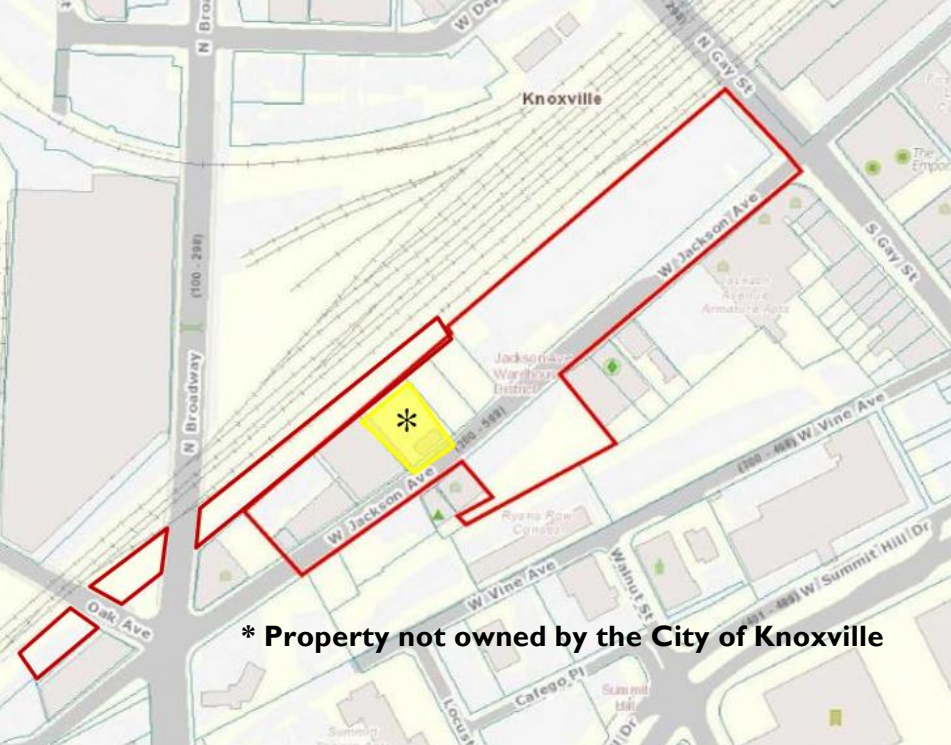


McClung Warehouse Sites Jackson Avenue

Property Details

8 parcels

Currently vacant





McClung Warehouse Sites Jackson Avenue

EPA Targeted Brownfield
Assessment

Former operations included:

- automotive garage
- woodworking shop
- freight shipping
- freight storage
- blacksmith shed

McClung
Warehouse Sites
Jackson
Avenue

Proposed mixed-use complex
Possible commercial and residential use



Tetra Tech performed Targeted Brownfield Assessment

- Phase I and Phase II ESA
- Sampled soil, groundwater, soil gas and suspect asbestos containing material



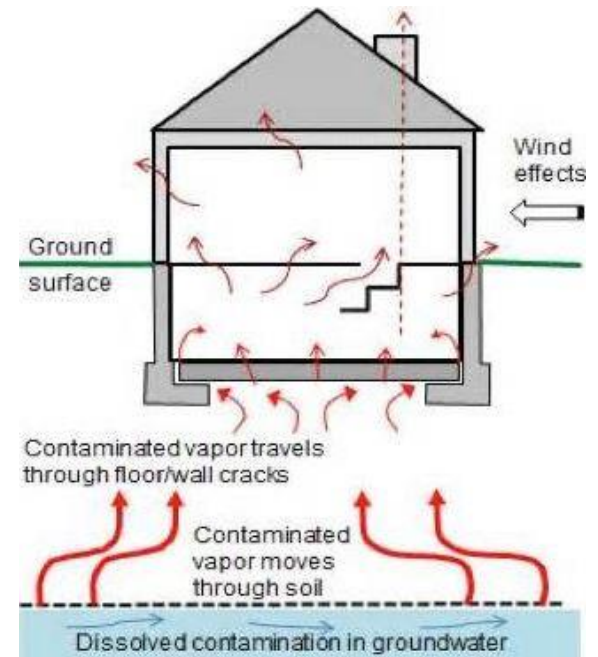
Assessment Findings

- ❑ Metals detected above EPA screening levels
(Arsenic, lead, cobalt, manganese and thallium)
- ❑ Asbestos Containing Material (ACM)
- ❑ Benzene in soil gas exceeds residential screening levels



Analysis of Brownfield Cleanup Alternatives

- Asbestos removal
- Remove soils with elevated metals and replace with clean fill
- If residential use is proposed, address potential vapor intrusion



Next Steps

Sanitary Laundry

Continued coordination to update QAPP, SSQAPP

Asbestos Abatement

Additional Assessment to Support Vapor Intrusion System Design

Work in coordination with roofing contractor

Next Steps

McClung Warehouses

Continued coordination to update QAPP, SSQAPP

Asbestos Evaluation

Address elevated metals in soil – limited, localized soil removal?

Additional Assessment to Support Vapor Intrusion System Design

Questions & Comments

For more information please visit our website:

www.knoxvilletn.gov/cleanupgrants

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